

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

MEETING OF JULY 6, 1995

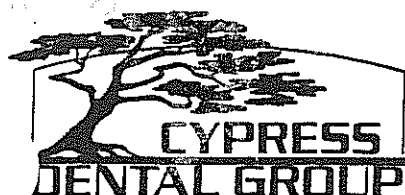
There will be a meeting of the Manistee City Planning Commission to be held on Thursday, July 6th, 1995 at 7:00 P.M. in the City Council Chambers in City Hall, 70 Maple Street, Manistee, Michigan.

## AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
  - A. Public Hearing:
    - 1.
  - B. Site Plan Reviews:
    - 1. Cypress Street Dental - Parking
    - 2.
  - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
    - 1.
    - 2.
- III. Business Session:
  - A. Approval of Minutes from Last Meeting (6/1/95)
  - B. Unfinished Business:
    - 1. L.I.S.C.
    - 2. Recommendations - Man Made Lake Property
  - C. Other Communications:
    - 1. City Update
    - 2.
  - D. Reports:
    - 1. D.D.A. Update
    - 2. Zoning Board of Appeals
    - 3. Site Plan Review/Historic Overlay Committees
    - 4. Joint City Review/Ordinance Committee
    - 5. Mobile Homes
    - 6. Oil & Gas Committee
  - E. New Business:
    - 1.
    - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members  
R. Ben Bilfoss, City Manager  
Jon Rose, City Code Administrator  
Kurt Schindler, County Planner  
Manistee News Advocate  
Manistee Observer  
WMTE Radio  
WXYQ Radio  
Beth Adams, DDA/Mayor  
Dale Picardat  
Julie Beardslee, Assessor

7/6/95



JUN 26 1995

CYPRESS PROFESSIONAL BLDG. • 812 CYPRESS ST. • MANISTEE, MI 49660 • 616-723-6512

June 26, 1995

Dear Members of the Planning Commission,

I am requesting that the public right away in front of 812 Cypress Street be reconfigured to allow for parking spaces. I am renting the lower level to Roger Karsten for a physical therapy clinic. Due to the nature of the clinic, the Cypress Street parking would be desirable.

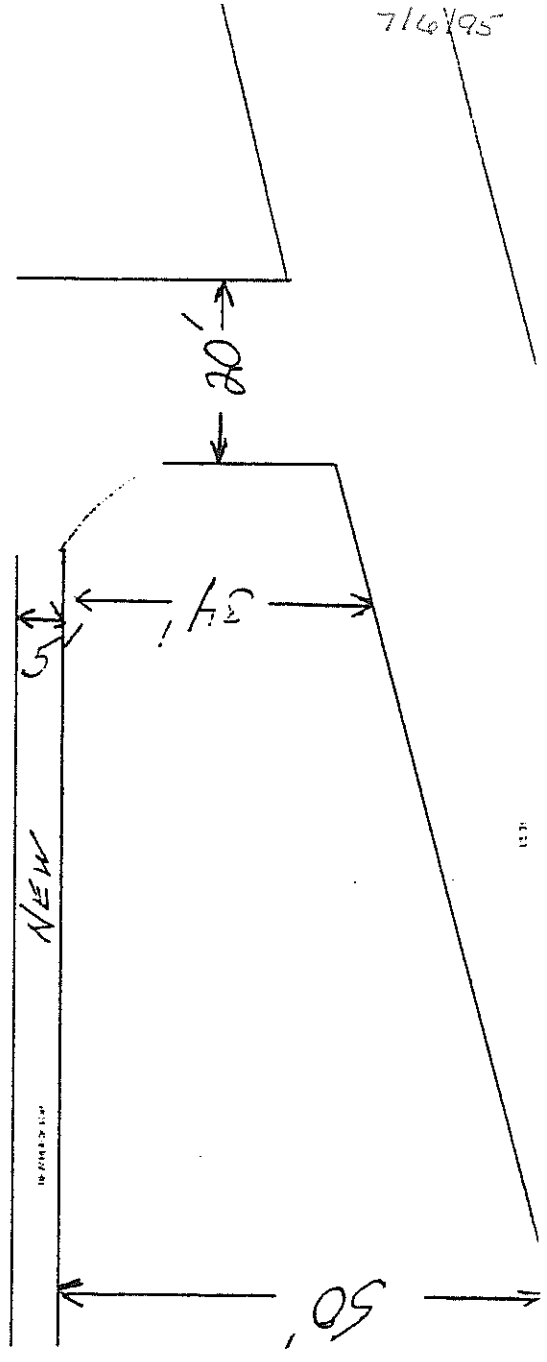
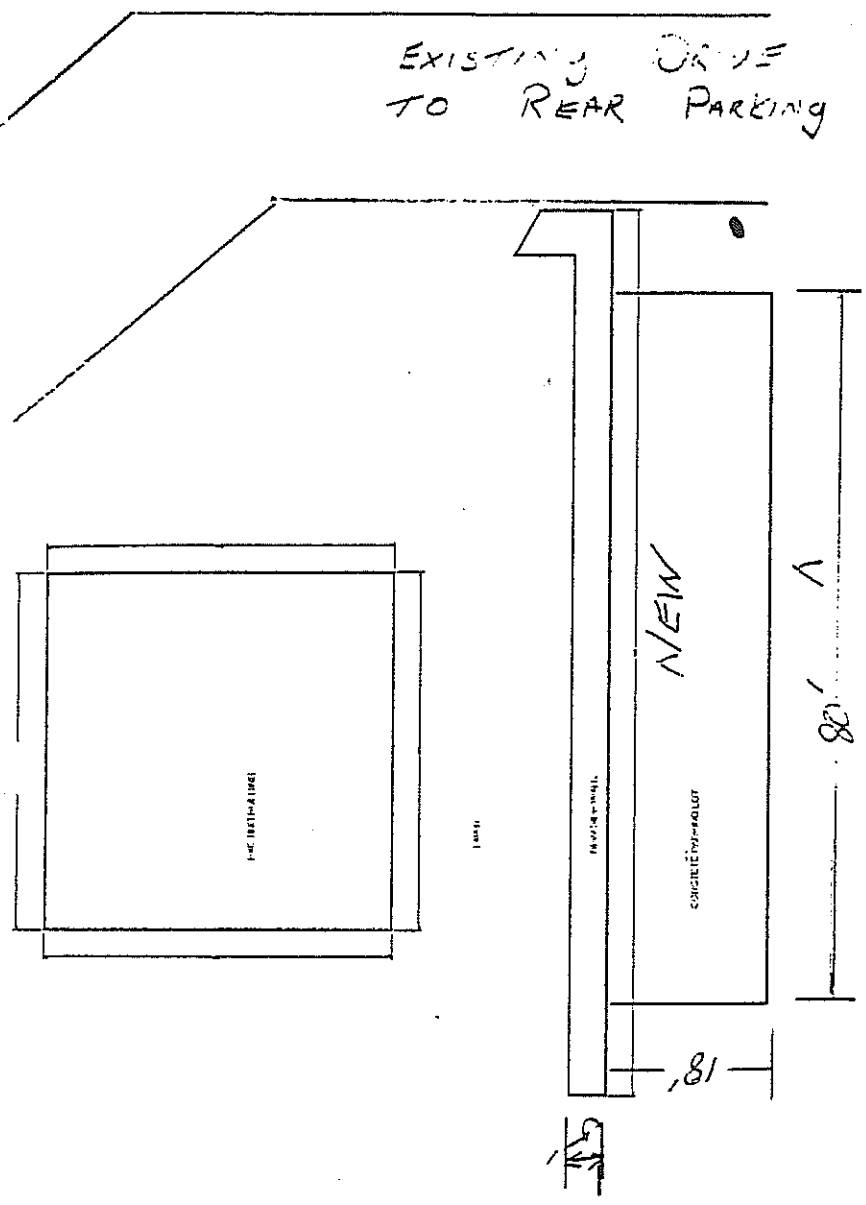
The diagram illustrates what I am proposing. Diagonal parking will be placed in front of the building. We will widen Cypress into the island to replace any part that we used for parking. We are the only persons utilizing that section of Cypress.

Yours truly,

Thomas A. Berard

TAB:ps

JACK JACKSON  
 900 PETERSON  
 MANISTEE MI  
 723-3448



GERARD THOMAS DDS  
 812 CYPRESS ST  
 MANISTEE MI

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D.D.A. Meeting report.

Meeting was held at Four-Forty.

This being my first meeting, it took a few moments to get the trend of the meeting.

Matters discussed included, members Dave Carlson and Dennis Terhorst reported that they have been investigating the possibility of bringing in a professional manager who would work full time with the downtown merchants and/or property owners, in collaboration with the DDA.

This move will depend on whether the merchants and property owners will approve.

Also Mr. Bifoss reported that the bids for the sign work in the downtown area were more than double and they were planning to do the work with the city employees.

The matter of the boarded up and closed gas stations along US 31 was brought up but this is out of the DDA district.

Report was given of two new businesses in the downtown area, Masty's Pet shop and Candle World.

7/5 7/4/95

Manistee City Planning Commission  
Comments Regarding  
Purchase of Man Made Lake Property

July 18, 1995

During its regular meeting on June 1, 1995 the Planning Commission voted to recommend to the Council that the City pursue acquiring land at Man Made Lake for public use. Implementation of this recommendation will require that City representatives evaluate funding options, and assure that there are no insurmountable problems associated with acquisition. We feel that the ultimate decision should be made by the citizens of Manistee based on a complete knowledge of the issue, including recreational and economic development benefits. The Planning Commission recommendation was made to "start the ball rolling" to reach a timely decision.

A major responsibility of the Planning Commission is to evaluate issues which effect the City's future and offer suggestions to the Council. In developing a recommendation the Commission considers pertinent factors associated with the issue, including its current and future impact on quality of life and economic growth. This recommendation is such a case. We feel that the property in question is a non-renewable resource of significant natural beauty. It offers water sports, fishing, nature walks and picnicking in a unique wooded area. It is the last undeveloped property in Manistee with outstanding recreational value. Public ownership would provide both near term and long range recreational and economic development benefits to the City and its residents.

The City currently owns property on the south end of the lake, however most public recreation occurs on the privately owned lake frontage and wooded property. As it stands now the privately owned land is open to development. Historically the entire lake area has been used as if it was public property. There is a belief that the land will remain usable by the public through emanate domain. That assumption is false.

The Parks Commission Master Plan indicates that the City has about 5% of its total land area devoted to parks. This same plan also indicates that the national standard is 10%, therefor Manistee has a shortage of land devoted to public recreation. Based on this shortage we feel that adding Man Made Lake to the Manistee park system would be appropriate and desirable.

We would like to respond to several questions which have been raised regarding this recommendation:

1) Loss of Property Tax Revenue

The Planning Commission feels that loss of property taxes attributable to acquisition of this property would be offset by increased revenue from new industry, tourism, and residents resulting from improved recreational facilities. The Joint Economic Committee of the United States Congress reports that a City's quality of life is more important than purely business related factors when it comes to attracting new businesses and industries. A good quality of life involves many factors, including public recreation facilities.

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## 2) Indoor Pool Vs. Man Made Lake Acquisition

The Planning Commission feels that these issues are totally different. A pool can be built anywhere at any time. Once Man Made Lake is gone there will be no way to recover the property. The recent citizen survey conducted for the City Council shows that only XX% of the people "strongly agree" with raising taxes to pay for an indoor pool. The survey also indicates that our citizens want more general recreational facilities for adults, teenagers and youth.

## 3) Use of Oil & Gas Reserve Principle

Use of principle from the Oil & Gas Reserve was only one suggested method of obtaining funds for land acquisition. However, it should be noted that land acquisition is transferring assets from money in the bank to real estate. As mentioned earlier, a return on the investment would still be realized. There are probably other ways to raise money for this purchase. Additional tax millage, bonds, grants, and private and corporate donations, or combinations thereof all seem possible and should be explored prior to placing the issue before the electorate. The Planning Commission is not looking for a way to spend money from the Oil & Gas Reserve, but for a way to create a City asset of equal or greater value.

## 4) Berm Maintenance (this section needs more discussion with Jon)

City ownership would allow nourishment of the berm by the Corps of Engineers using sand obtained from dredging operations on the Manistee River. As stated in XXXXXXXXXXXX, the initial design criteria for the berm was extremely conservative and therefor the need for extensive berm maintenance is highly unlikely.

The Planning Commission wants to again emphasize the need to act now. Due to increased growth along the entire Lake Michigan shoreline private development of this property is on a time line. We of course do not know the length of that time line. However, it does exist and is getting shorter. Rather than reacting to the loss of a valuable recreation area during private development, we recommend a proactive approach at this time. If there are no major road blocks to acquisition, a public information and discussion forum is suggested followed by a referendum vote. The ultimate decision should be made at an early date by an informed electorate.

In closing, the Planning Commission attempts to be proactive in helping achieve controlled City growth. Unfortunately, maintaining the status quo does not seem to be a viable option. We feel that if the City does not continue to move forward, we face the risk of falling behind. Manistee needs to be aggressive in outperforming our competition in the search for scarce new industrial jobs. The Planning Commission strongly feels that offering a quality of life which makes people want to live in Manistee is a top priority in achieving needed economic growth. Acquiring land at Man Made Lake is another positive step in that direction.